HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Hamilton and Brantford CMAs

Date Released: December 2015

Housing market intelligence you can count on

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Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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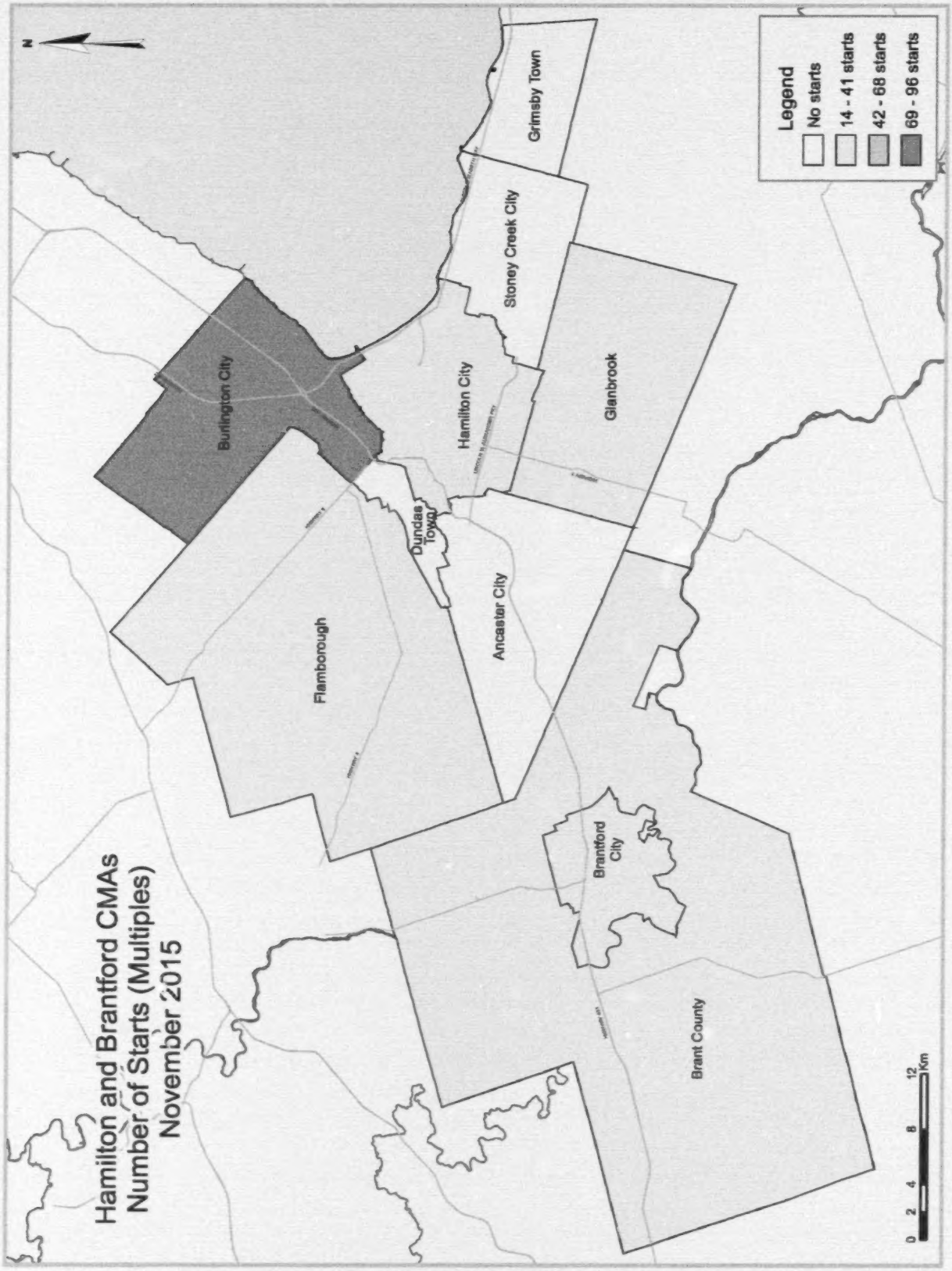
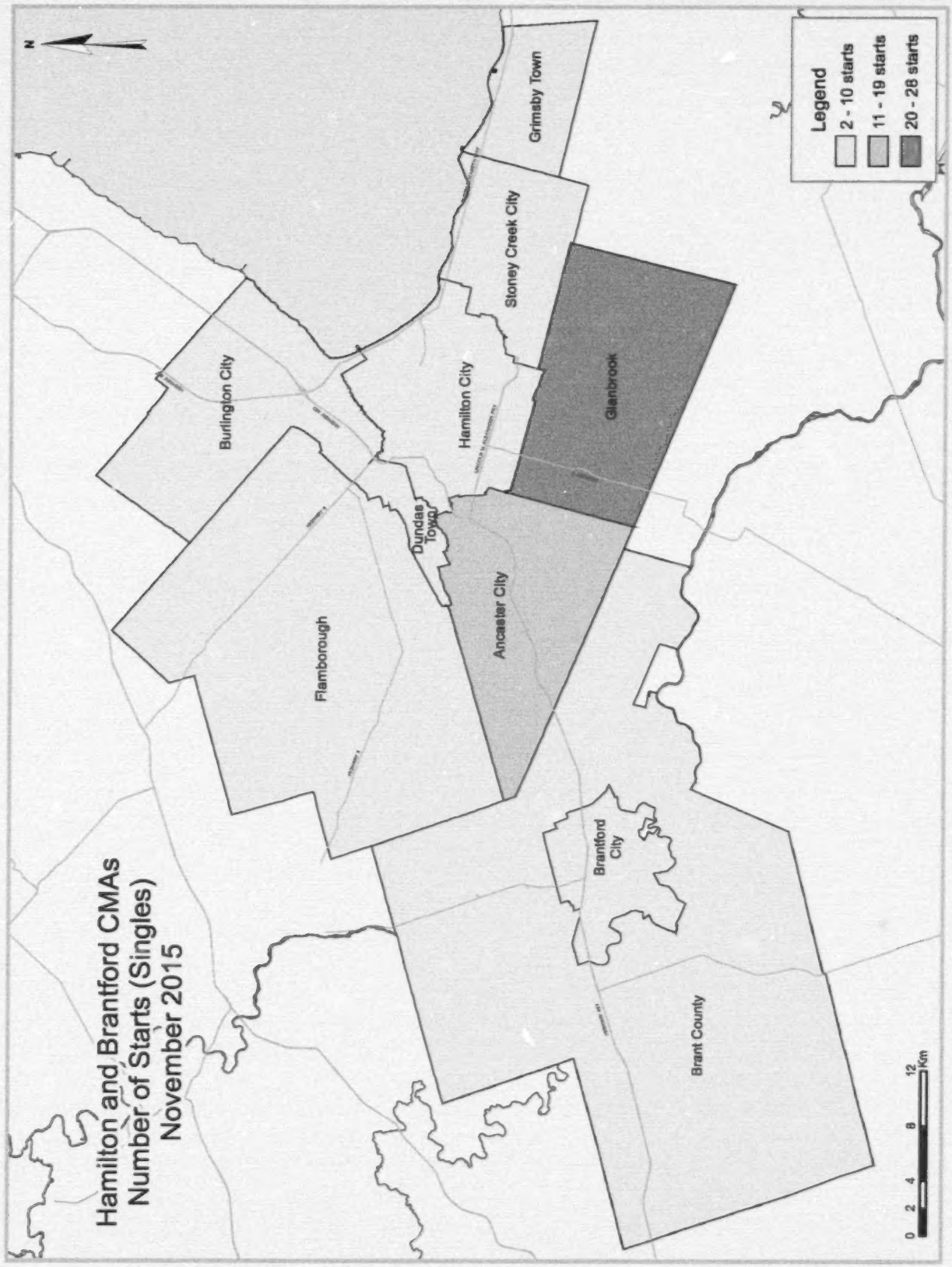
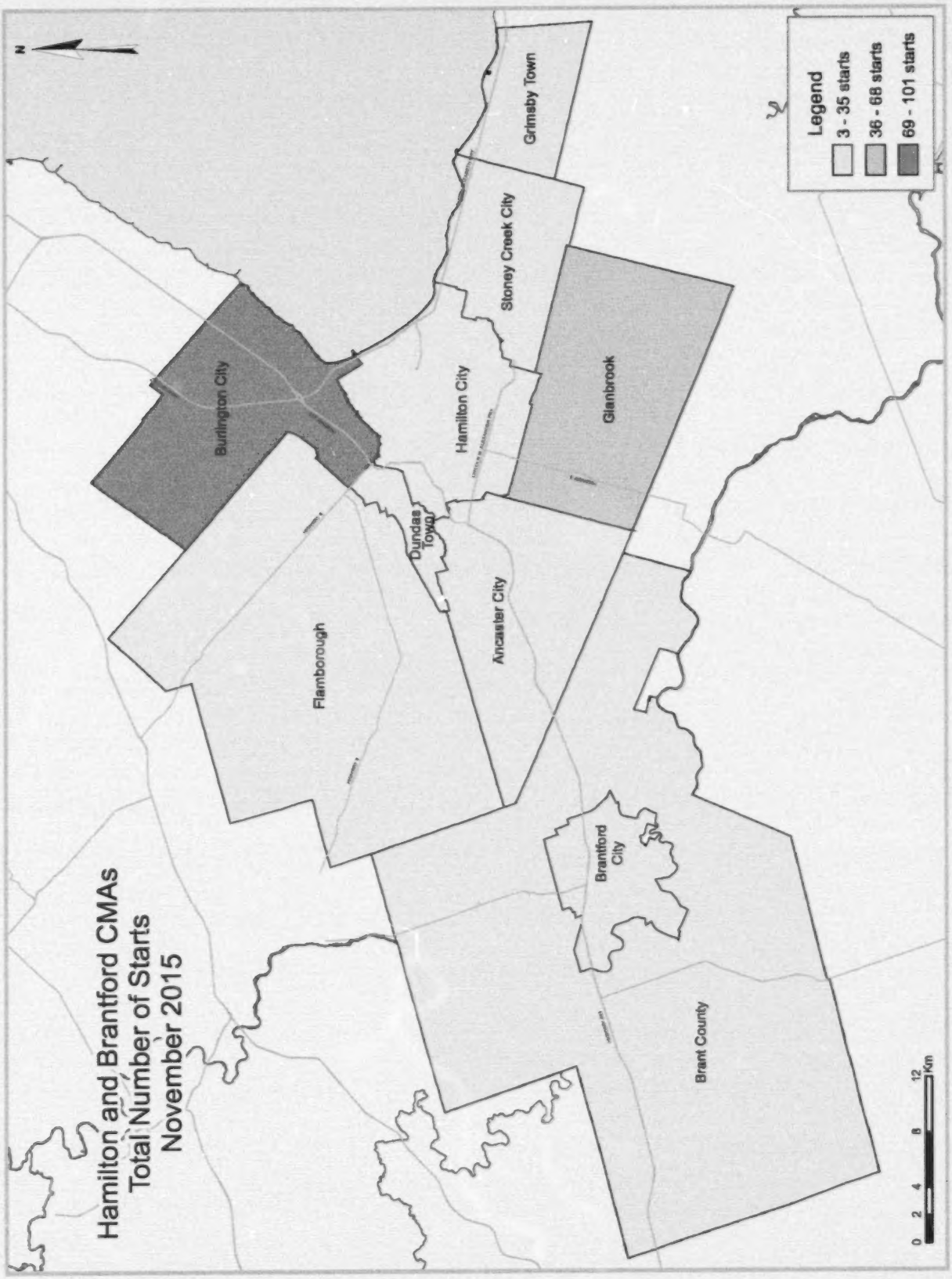
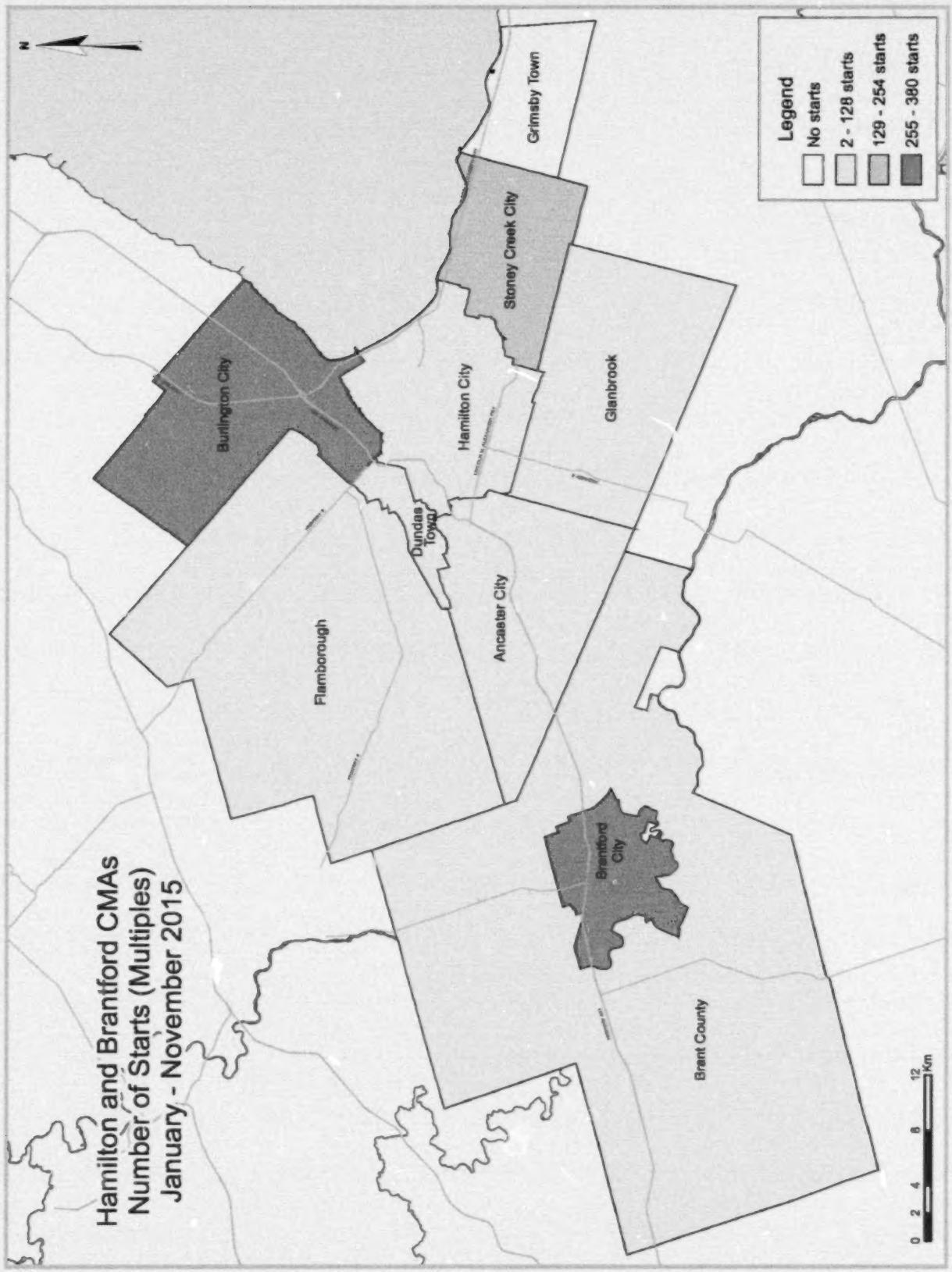
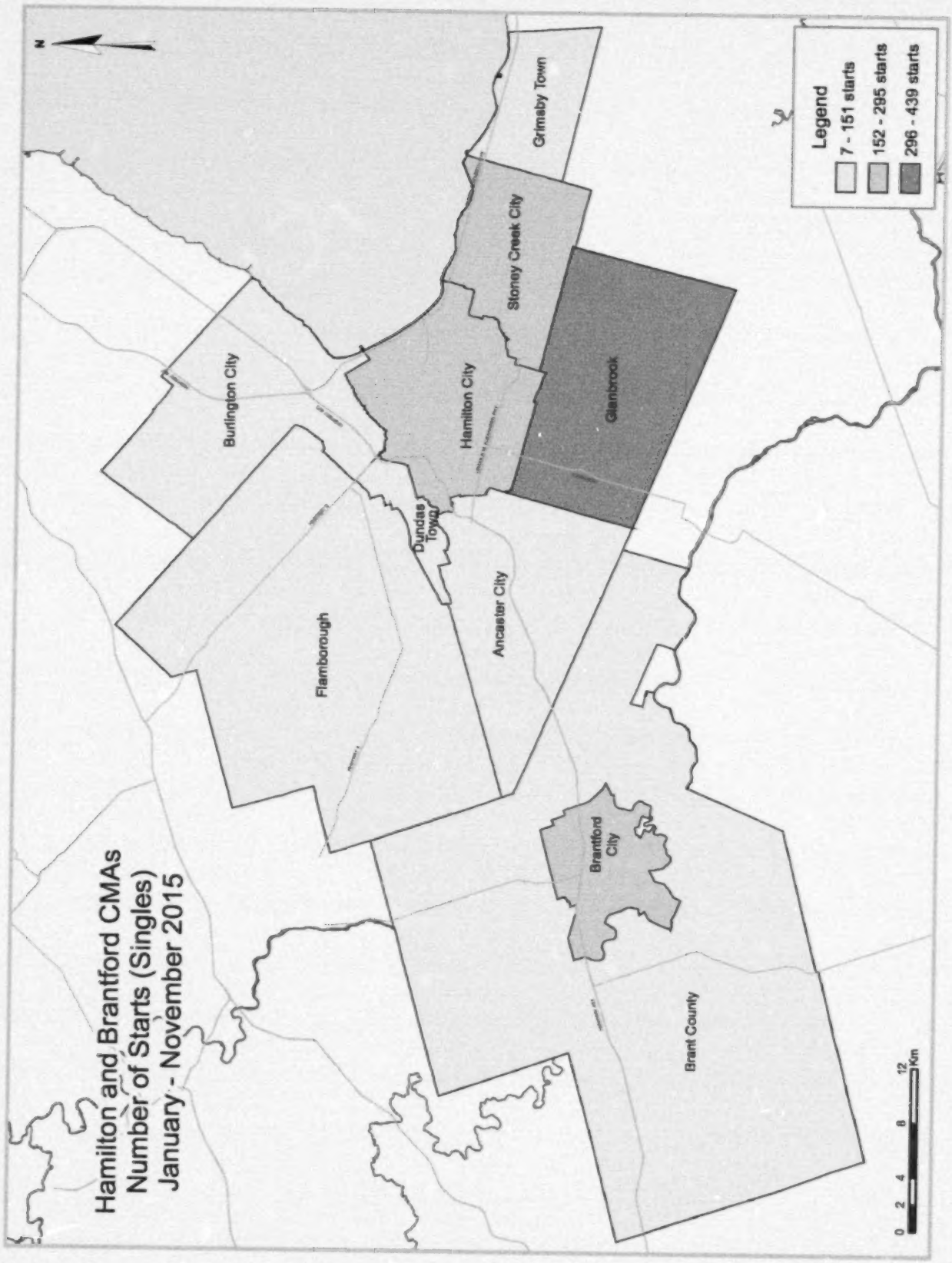
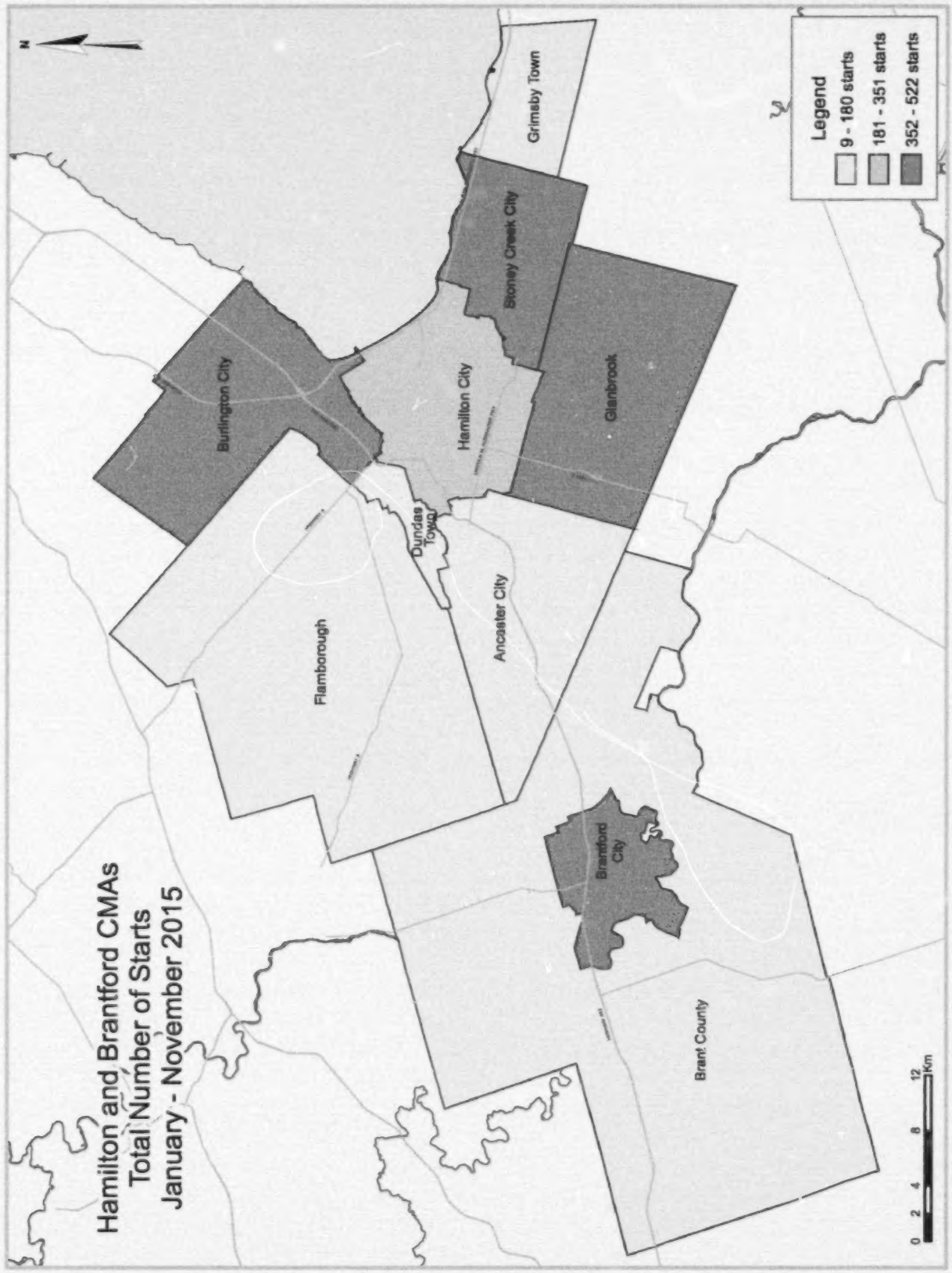

Hamilton and Brantford CMAs
Number of Starts (Multiples)
November 2015
N
Legend
No starts
14 - 41 starts
42 - 68 starts
69 - 96 starts
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Burlington City
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Singles)
November 2015
N
Legend
2 - 10 starts
11 - 19 starts
20 - 28 starts
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Burlington City
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Total Number of Starts
November 2015
N
Legend
3 - 35 starts
36 - 68 starts
69 - 101 starts
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Burlington City
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12
Km


Hamilton and Brantford CMAs
Number of Starts (Multiples)
January - November 2015
N
Legend
No starts
2 - 128 starts
129 - 254 starts
255 - 380 starts
Grimsby Town
Stoney Creek City
Burlington City
Hamilton City
Glanbrook
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Number of Starts (Singles)
January - November 2015
N
Legend
7 - 151 starts
152 - 295 starts
296 - 439 starts
Grimsby Town
Stoney Creek City
Hamilton City
Glanbrook
Burlington City
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km


Hamilton and Brantford CMAs
Total Number of Starts
January - November 2015
N
Legend
9 - 180 starts
181 - 351 starts
352 - 522 starts
Grimsby Town
Stoney Creek City
Burlington City
Hamilton City
Glanbrook
Dundas Town
Ancaster City
Flamborough
Brantford City
Brant County
0 2 4 8 12 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Starts (SAAR and Trend) November 2015		
Hamilton CMA[1]	October 2015	November 2015
Trend[2]	2,566	2,609
SAAR	4,248	2,424
	November 2014	November 2015
Actual		
November - Single-Detached	129	64
November - Multiples	144	139
November - Total	273	203
January to November - Single-Detached	1,090	1,071
January to November - Multiples	1,610	813
January to November - Total	2,700	1,884

Table 1b: Housing Starts (SAAR and Trend) November 2015		
Brantford CMA[1]	October 2015	November 2015
Trend[2]	879	858
SAAR	591	453
	November 2014	November 2015
Actual		
November - Single-Detached	28	10
November - Multiples	30	30
November - Total	58	40
January to November - Single-Detached	228	258
January to November - Multiples	134	366
January to November - Total	362	624

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Hamilton CMA
November 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2015	61	0	37	3	0	102	0	0	203
November 2014	127	14	109	2	21	0	0	0	273
% Change	-52.0	-100.0	-66.1	50.0	-100.0	n/a	n/a	n/a	-25.6
Year-to-date 2015	1,066	20	397	5	44	350	2	0	1,884
Year-to-date 2014	1,082	100	810	8	240	336	0	124	2,700
% Change	-1.5	-80.0	-51.0	-37.5	-81.7	4.2	n/a	-100.0	-30.2
UNDER CONSTRUCTION									
November 2015	691	16	347	3	47	574	146	275	2,099
November 2014	737	100	655	3	257	501	182	444	2,879
% Change	-6.2	-84.0	-47.0	0.0	-81.7	14.6	-19.8	-38.1	-27.1
COMPLETIONS									
November 2015	95	2	17	1	0	2	0	4	121
November 2014	196	12	148	0	49	0	0	0	405
% Change	-51.5	-83.3	-88.5	n/a	-100.0	n/a	n/a	n/a	-70.1
Year-to-date 2015	1,041	104	631	6	207	303	38	164	2,494
Year-to-date 2014	964	84	457	15	278	518	0	39	2,355
% Change	8.0	23.8	38.1	-60.0	-25.5	-41.5	n/a	**	5.9
COMPLETED & NOT ABSORBED									
November 2015	106	1	89	1	38	3	n/a	n/a	238
November 2014	59	0	15	1	5	0	n/a	n/a	80
% Change	79.7	n/a	**	0.0	**	n/a	n/a	n/a	197.5
ABSORBED									
November 2015	96	2	16	0	4	72	n/a	n/a	190
November 2014	198	13	145	1	49	0	n/a	n/a	406
% Change	-51.5	-84.6	-89.0	-100.0	-91.8	n/a	n/a	n/a	-53.2
Year-to-date 2015	998	104	553	7	174	303	n/a	n/a	2,139
Year-to-date 2014	976	90	445	16	280	518	n/a	n/a	2,325
% Change	2.3	15.6	24.3	-56.3	-37.9	-41.5	n/a	n/a	-8.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Brantford CMA
November 2015

	Ownership						Rental		Total[a]
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2015	10	4	19	0	7	0	0	0	40
November 2014	27	0	0	1	0	0	0	30	58
% Change	-63.0	n/a	n/a	-100.0	n/a	n/a	n/a	-100.0	-31.0
Year-to-date 2015	257	16	178	1	19	0	0	153	624
Year-to-date 2014	215	2	16	13	48	0	8	60	362
% Change	19.5	**	**	-92.3	-60.4	n/a	-100.0	155.0	72.4
UNDER CONSTRUCTION									
November 2015	138	18	138	0	31	0	8	0	333
November 2014	117	4	17	5	47	0	3	60	253
% Change	17.9	**	**	-100.0	-34.0	n/a	166.7	-100.0	31.6
COMPLETIONS									
November 2015	11	0	3	0	0	0	1	153	168
November 2014	41	2	5	6	25	0	0	0	79
% Change	-73.2	-100.0	-40.0	-100.0	-100.0	n/a	n/a	n/a	112.7
Year-to-date 2015	262	2	41	6	30	0	4	211	556
Year-to-date 2014	261	8	28	8	63	0	6	0	374
% Change	0.4	-75.0	46.4	-25.0	-52.4	n/a	-33.3	n/a	48.7
COMPLETED & NOT ABSORBED									
November 2015	23	2	5	0	10	0	n/a	n/a	63
November 2014	32	0	0	0	9	0	n/a	n/a	41
% Change	-28.1	n/a	n/a	n/a	11.1	n/a	n/a	n/a	53.7
ABSORBED									
November 2015	10	0	3	0	0	0	n/a	n/a	144
November 2014	47	2	5	6	23	0	n/a	n/a	83
% Change	-78.7	-100.0	-40.0	-100.0	-100.0	n/a	n/a	n/a	73.5
Year-to-date 2015	265	0	36	7	30	0	n/a	n/a	526
Year-to-date 2014	255	8	44	8	68	0	n/a	n/a	390
% Change	3.9	-100.0	-18.2	-12.5	-55.9	n/a	n/a	n/a	34.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
City of Hamilton									
November 2015	55	0	37	0	0	6	0	0	98
November 2014	80	14	109	0	21	0	0	0	224
Former Hamilton City									
November 2015	5	0	8	0	0	6	0	0	19
November 2014	10	2	0	0	0	0	0	0	12
Stoney Creek City									
November 2015	6	0	0	0	0	0	0	0	6
November 2014	22	12	61	0	0	0	0	0	95
Ancaster City									
November 2015	11	0	0	0	0	0	0	0	11
November 2014	11	0	0	0	0	0	0	0	11
Dundas Town									
November 2015	3	0	0	0	0	0	0	0	3
November 2014	0	0	0	0	0	0	0	0	0
Flamborough									
November 2015	2	0	14	0	0	0	0	0	16
November 2014	22	0	18	0	0	0	0	0	40
Glanbrook									
November 2015	28	0	15	0	0	0	0	0	43
November 2014	15	0	30	0	21	0	0	0	66
City of Burlington									
November 2015	2	0	0	3	0	96	0	0	101
November 2014	36	0	0	0	0	0	0	0	36
Grimsby									
November 2015	4	0	0	0	0	0	0	0	4
November 2014	11	0	0	2	0	0	0	0	13
Hamilton CMA									
November 2015	61	0	37	3	0	102	0	0	203
November 2014	127	14	109	2	21	0	0	0	273
Brant County									
November 2015	6	4	12	0	0	0	0	0	22
November 2014	4	0	0	1	0	0	0	0	5
Brantford City									
November 2015	4	0	7	0	7	0	0	0	18
November 2014	23	0	0	0	0	0	0	30	53
Brantford CMA									
November 2015	10	4	19	0	7	0	0	0	40
November 2014	27	0	0	1	0	0	0	30	58

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
City of Hamilton									
November 2015	582	12	335	0	6	197	146	120	1,398
November 2014	569	96	476	0	174	386	182	170	2,053
Former Hamilton City									
November 2015	98	8	51	0	0	197	132	120	606
November 2014	119	50	23	0	38	280	168	170	848
Stoney Creek City									
November 2015	86	0	114	0	6	0	14	0	220
November 2014	183	46	177	0	54	64	14	0	538
Ancaster City									
November 2015	58	0	40	0	0	0	0	0	98
November 2014	84	0	36	0	0	39	0	0	159
Dundas Town									
November 2015	5	2	0	0	0	0	0	0	7
November 2014	6	0	0	0	0	0	0	0	6
Flamborough									
November 2015	22	0	28	0	0	0	0	0	50
November 2014	74	0	88	0	3	3	0	0	168
Glanbrook									
November 2015	313	2	102	0	0	0	0	0	417
November 2014	103	0	152	0	79	0	0	0	334
City of Burlington									
November 2015	74	4	12	3	41	377	0	155	666
November 2014	103	4	42	0	64	82	0	270	565
Grimsby									
November 2015	35	0	0	0	0	0	0	0	35
November 2014	65	0	137	3	19	33	0	4	261
Hamilton CMA									
November 2015	691	16	347	3	47	574	146	275	2,099
November 2014	737	100	655	3	257	501	182	444	2,879
Brant County									
November 2015	52	16	35	0	0	0	8	0	111
November 2014	51	2	0	5	0	0	0	0	58
Brantford City									
November 2015	86	2	103	0	31	0	0	0	222
November 2014	66	2	17	0	47	0	3	60	195
Brantford CMA									
November 2015	138	18	138	0	31	0	8	0	333
November 2014	117	4	17	5	47	0	3	60	253

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
City of Hamilton									
November 2015	78	2	13	0	0	0	0	0	93
November 2014	167	12	142	0	49	0	0	0	370
Former Hamilton City									
November 2015	9	2	0	0	0	0	0	0	11
November 2014	45	12	19	0	0	0	0	0	76
Stoney Creek City									
November 2015	31	0	6	0	0	0	0	0	37
November 2014	28	0	0	0	0	0	0	0	28
Ancaster City									
November 2015	5	0	0	0	0	0	0	0	5
November 2014	51	0	0	0	0	0	0	0	51
Dundas Town									
November 2015	2	0	0	0	0	0	0	0	2
November 2014	1	0	0	0	0	0	0	0	1
Flamborough									
November 2015	0	0	7	0	0	0	0	0	7
November 2014	7	0	60	0	28	0	0	0	95
Glanbrook									
November 2015	31	0	0	0	0	0	0	0	31
November 2014	35	0	63	0	21	0	0	0	119
City of Burlington									
November 2015	9	0	4	0	0	2	0	0	15
November 2014	2	0	0	0	0	0	0	0	2
Grimsby									
November 2015	8	0	0	1	0	0	0	4	13
November 2014	27	0	6	0	0	0	0	0	33
Hamilton CMA									
November 2015	95	2	17	1	0	2	0	4	121
November 2014	196	12	148	0	49	0	0	0	405
Brant County									
November 2015	6	0	3	0	0	0	0	0	9
November 2014	17	2	0	6	25	0	0	0	50
Brantford City									
November 2015	5	0	0	0	0	0	1	153	159
November 2014	24	0	5	0	0	0	0	0	29
Brantford CMA									
November 2015	11	0	3	0	0	0	1	153	168
November 2014	41	2	5	6	25	0	0	0	79

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
City of Hamilton									
November 2015	98	0	67	0	38	3	n/a	n/a	206
November 2014	48	0	3	0	5	0	n/a	n/a	56
Former Hamilton City									
November 2015	14	0	2	0	0	0	n/a	n/a	16
November 2014	4	0	1	0	0	0	n/a	n/a	5
Stoney Creek City									
November 2015	31	0	39	0	24	0	n/a	n/a	94
November 2014	8	0	0	0	0	0	n/a	n/a	8
Ancaster City									
November 2015	10	0	6	0	0	0	n/a	n/a	16
November 2014	15	0	0	0	0	0	n/a	n/a	15
Dundas Town									
November 2015	0	0	0	0	0	0	n/a	n/a	0
November 2014	0	0	0	0	0	0	n/a	n/a	0
Flamborough									
November 2015	1	0	6	0	0	3	n/a	n/a	10
November 2014	2	0	0	0	0	0	n/a	n/a	2
Glanbrook									
November 2015	42	0	14	0	14	0	n/a	n/a	70
November 2014	19	0	2	0	5	0	n/a	n/a	26
City of Burlington									
November 2015	7	1	0	0	0	0	n/a	n/a	8
November 2014	8	0	0	0	0	0	n/a	n/a	8
Grimsby									
November 2015	1	0	22	1	0	0	n/a	n/a	24
November 2014	3	0	12	1	0	0	n/a	n/a	16
Hamilton CMA									
November 2015	106	1	89	1	38	3	n/a	n/a	238
November 2014	59	0	15	1	5	0	n/a	n/a	80
Brant County									
November 2015	6	0	0	0	1	0	n/a	n/a	7
November 2014	13	0	0	0	2	0	n/a	n/a	15
Brantford City									
November 2015	17	2	5	0	9	0	n/a	n/a	33
November 2014	19	0	0	0	7	0	n/a	n/a	26
Brantford CMA									
November 2015	23	2	5	0	10	0	n/a	n/a	40
November 2014	32	0	0	0	9	0	n/a	n/a	41

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
City of Hamilton									
November 2015	75	2	9	0	4	12	n/a	n/a	102
November 2014	168	13	142	0	49	0	n/a	n/a	372
Former Hamilton City									
November 2015	9	2	0	0	0	12	n/a	n/a	23
November 2014	46	12	19	0	0	0	n/a	n/a	77
Stoney Creek City									
November 2015	36	0	4	0	4	0	n/a	n/a	44
November 2014	29	1	0	0	0	0	n/a	n/a	30
Ancaster City									
November 2015	6	0	0	0	0	0	n/a	n/a	6
November 2014	49	0	0	0	0	0	n/a	n/a	49
Dundas Town									
November 2015	2	0	0	0	0	0	n/a	n/a	2
November 2014	1	0	0	0	0	0	n/a	n/a	1
Flamborough									
November 2015	0	0	1	0	0	0	n/a	n/a	1
November 2014	6	0	60	0	28	0	n/a	n/a	94
Glanbrook									
November 2015	22	0	4	0	0	0	n/a	n/a	26
November 2014	37	0	63	0	21	0	n/a	n/a	121
City of Burlington									
November 2015	12	0	4	0	0	60	n/a	n/a	76
November 2014	2	0	0	0	0	0	n/a	n/a	2
Grimsby									
November 2015	9	0	3	0	0	0	n/a	n/a	12
November 2014	28	0	3	1	0	0	n/a	n/a	32
Hamilton CMA									
November 2015	96	2	16	0	4	72	n/a	n/a	190
November 2014	198	13	145	1	49	0	n/a	n/a	406
Brant County									
November 2015	6	0	3	0	0	0	n/a	n/a	9
November 2014	16	2	0	6	23	0	n/a	n/a	47
Brantford City									
November 2015	4	0	0	0	0	0	n/a	n/a	4
November 2014	31	0	5	0	0	0	n/a	n/a	36
Brantford CMA									
November 2015	10	0	3	0	0	0	n/a	n/a	13
November 2014	47	2	5	6	23	0	n/a	n/a	83

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts of Hamilton CMA 2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	1,143	110	825	10	240	378	0	126	2,832
% Change	-0.6	12.2	91.9	11.1	-22.6	11.5	-100.0	-64.9	4.5
2013	1,150	98	430	9	310	339	14	359	2,709
% Change	-16.9	6.5	-30.4	80.0	-10.4	-10.8	-82.1	**	-8.8
2012	1,384	92	618	5	346	380	78	66	2,969
% Change	2.1	**	33.2	-64.3	64.0	47.3	n/a	-49.6	20.6
2011	1,356	28	464	14	211	258	0	131	2,462
% Change	-22.3	-88.4	-37.6	100.0	9.9	-40.7	-100.0	-32.8	-30.9
2010	1,746	242	743	7	192	435	2	195	3,562
% Change	95.7	86.2	**	16.7	-25.9	**	n/a	-26.1	91.5
2009	892	130	218	6	259	90	0	264	1,860
% Change	-46.5	12.1	-63.4	-25.0	-59.8	-81.9	n/a	n/a	-47.3
2008	1,667	116	595	8	645	498	0	0	3,529
% Change	-5.3	26.1	44.8	n/a	25.7	**	n/a	-100.0	17.5
2007	1,761	92	411	0	513	88	0	139	3,004
% Change	2.1	-25.8	-30.6	-100.0	41.7	-6.4	-100.0	13.9	-1.3
2006	1,725	124	592	16	362	94	8	122	3,043
% Change	16.2	-35.4	31.0	-5.9	-23.5	-64.0	-91.0	-30.7	-3.2
2005	1,485	192	452	17	473	261	89	176	3,145

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Brantford CMA 2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	263	2	16	15	52	0	8	60	416
% Change	0.8	-80.0	-80.7	n/a	23.8	n/a	n/a	n/a	5.1
2013	261	10	83	0	42	0	0	0	396
% Change	-8.7	-16.7	23.9	n/a	27.3	n/a	-100.0	n/a	-1.5
2012	286	12	67	0	33	0	4	0	402
% Change	23.8	200.0	59.5	n/a	-59.3	n/a	-55.6	-100.0	-6.1
2011	231	4	42	0	81	0	9	61	428
% Change	-17.2	-60.0	-48.1	-100.0	30.6	-100.0	n/a	-7.6	-15.1
2010	279	10	81	1	62	5	0	66	504
% Change	8.6	-28.6	**	0.0	106.7	n/a	n/a	**	59.0
2009	257	14	12	1	30	0	0	3	317
% Change	-8.2	**	-76.0	-66.7	-49.2	-100.0	-100.0	-62.5	-26.6
2008	280	4	50	3	59	21	7	8	432
% Change	-39.9	-75.0	92.3	n/a	-27.2	n/a	n/a	n/a	-26.7
2007	466	16	26	0	81	0	0	0	589
% Change	30.5	**	n/a	n/a	72.3	n/a	n/a	-100.0	44.0
2006	357	2	0	0	47	0	0	3	409
% Change	11.6	0.0	-100.0	-100.0	-59.8	n/a	-100.0	-94.8	-23.4
2005	320	2	10	11	117	0	13	58	534

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
November 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	% Change
Hamilton CMA	64	129	0	14	37	130	102	0	203	273	-25.6
City of Hamilton	55	80	0	14	37	130	6	0	98	224	-56.3
Former Hamilton City	5	10	0	2	8	0	6	0	19	12	58.3
Stoney Creek City	6	22	0	12	0	61	0	0	6	95	-93.7
Ancaster City	11	11	0	0	0	0	0	0	11	11	0.0
Dundas Town	3	0	0	0	0	0	0	0	3	0	n/a
Flamborough	2	22	0	0	14	18	0	0	16	40	-60.0
Glanbrook	28	15	0	0	15	51	0	0	43	66	-34.8
City of Burlington	5	36	0	0	0	0	96	0	101	36	180.6
Grimsby	4	13	0	0	0	0	0	0	4	13	-69.2
Brantford CMA	10	28	4	0	26	0	0	30	40	58	-31.0
Brant County	6	5	4	0	12	0	0	0	22	5	**
Brantford City	4	23	0	0	14	0	0	30	18	53	-66.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - November 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Hamilton CMA	1,071	1,090	22	100	422	1,050	369	460	1,884	2,700	-30.2
City of Hamilton	951	851	18	100	379	776	36	345	1,384	2,072	-33.2
Former Hamilton City	179	195	12	52	51	65	36	281	278	593	-53.1
Stoney Creek City	216	250	2	46	156	225	0	64	374	585	-36.1
Ancaster City	81	156	0	0	46	36	0	0	127	192	-33.9
Dundas Town	7	4	2	0	0	0	0	0	9	4	125.0
Flamborough	29	74	0	0	45	179	0	0	74	253	-70.8
Glanbrook	439	172	2	2	81	271	0	0	522	445	17.3
City of Burlington	75	86	4	0	43	96	333	78	455	260	75.0
Grimsby	45	153	0	0	0	178	0	37	45	368	-87.8
Brantford CMA	258	228	16	2	197	72	153	60	624	362	72.4
Brant County	76	103	14	2	64	29	0	0	154	134	14.9
Brantford City	182	125	2	0	133	43	153	60	470	228	106.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
November 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014
Hamilton CMA	37	130	0	0	102	0	0	0
City of Hamilton	37	130	0	0	6	0	0	0
Former Hamilton City	8	0	0	0	6	0	0	0
Stoney Creek City	0	61	0	0	0	0	0	0
Ancaster City	0	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	14	18	0	0	0	0	0	0
Glanbrook	15	51	0	0	0	0	0	0
City of Burlington	0	0	0	0	96	0	0	0
Grimsby	0	0	0	0	0	0	0	0
Brantford CMA	26	0	0	0	0	0	0	30
Brant County	12	0	0	0	0	0	0	0
Brantford City	14	0	0	0	0	0	0	30

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - November 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Hamilton CMA	422	1,050	0	0	369	336	0	124
City of Hamilton	379	776	0	0	36	225	0	120
Former Hamilton City	51	65	0	0	36	161	0	120
Stoney Creek City	156	225	0	0	0	64	0	0
Ancaster City	46	36	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	45	179	0	0	0	0	0	0
Glanbrook	81	271	0	0	0	0	0	0
City of Burlington	43	96	0	0	333	78	0	0
Grimsby	0	178	0	0	0	33	0	4
Brantford CMA	197	64	0	8	0	0	153	60
Brant County	64	29	0	0	0	0	0	0
Brantford City	133	35	0	8	0	0	153	60

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market November 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014
Hamilton CMA	98	250	105	23	0	0	203	273
City of Hamilton	92	203	6	21	0	0	98	224
Former Hamilton City	13	12	6	0	0	0	19	12
Stoney Creek City	6	95	0	0	0	0	6	95
Ancaster City	11	11	0	0	0	0	11	11
Dundas Town	3	0	0	0	0	0	3	0
Flamborough	16	40	0	0	0	0	16	40
Glanbrook	43	45	0	21	0	0	43	66
City of Burlington	2	36	99	0	0	0	101	36
Grimsby	4	11	0	2	0	0	4	13
Brantford CMA	33	27	7	1	0	30	40	58
Brant County	22	4	0	1	0	0	22	5
Brantford City	11	23	7	0	0	30	18	53

Table 2.5: Starts by Submarket and by Intended Market January - November 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Hamilton CMA	1,483	1,992	399	584	2	124	1,884	2,700
City of Hamilton	1,346	1,573	36	379	2	120	1,384	2,072
Former Hamilton City	259	312	17	161	2	120	278	593
Stoney Creek City	355	473	19	112	0	0	374	585
Ancaster City	127	192	0	0	0	0	127	192
Dundas Town	9	4	0	0	0	0	9	4
Flamborough	74	222	0	31	0	0	74	253
Glanbrook	522	370	0	75	0	0	522	445
City of Burlington	94	127	361	133	0	0	455	260
Grimsby	43	292	2	72	0	4	45	368
Brantford CMA	451	233	20	61	153	68	624	362
Brant County	153	92	1	42	0	0	154	134
Brantford City	298	141	19	19	153	68	470	228

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
November 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	% Change
Hamilton CMA	96	196	2	12	17	197	6	0	121	405	-70.1
City of Hamilton	78	167	2	12	13	191	0	0	93	370	-74.9
Former Hamilton City	9	45	2	12	0	19	0	0	11	76	-85.5
Stoney Creek City	31	28	0	0	6	0	0	0	37	28	32.1
Ancaster City	5	51	0	0	0	0	0	0	5	51	-90.2
Dundas Town	2	1	0	0	0	0	0	0	2	1	100.0
Flamborough	0	7	0	0	7	88	0	0	7	95	-92.6
Glanbrook	31	35	0	0	0	84	0	0	31	119	-73.9
City of Burlington	9	2	0	0	4	0	2	0	15	2	**
Grimsby	9	27	0	0	0	6	4	0	13	33	-60.6
Brantford CMA	12	47	0	2	3	30	153	0	168	79	112.7
Brant County	6	23	0	2	3	25	0	0	9	50	-82.0
Brantford City	6	24	0	0	0	5	153	0	159	29	**

Table 3.1: Completions by Submarket and by Dwelling Type
January - November 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Hamilton CMA	1,047	979	106	84	874	729	467	563	2,494	2,355	5.9
City of Hamilton	855	795	104	76	640	515	225	84	1,824	1,470	24.1
Former Hamilton City	176	197	58	34	66	65	121	76	421	372	13.2
Stoney Creek City	292	126	42	34	267	42	65	0	666	202	**
Ancaster City	94	213	0	0	48	32	39	6	181	251	-27.9
Dundas Town	5	5	0	0	0	0	0	0	5	5	0.0
Flamborough	89	49	4	6	105	112	0	2	198	169	17.2
Glanbrook	199	205	0	2	154	264	0	0	353	471	-25.1
City of Burlington	106	70	2	8	78	77	205	479	391	634	-38.3
Grimsby	86	114	0	0	156	137	37	0	279	251	11.2
Brantford CMA	269	270	2	8	74	96	211	0	556	374	48.7
Brant County	80	113	0	2	23	46	0	0	103	161	-36.0
Brantford City	189	157	2	6	51	50	211	0	453	213	112.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
November 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014
Hamilton CMA	17	197	0	0	2	0	4	0
City of Hamilton	13	191	0	0	0	0	0	0
Former Hamilton City	0	19	0	0	0	0	0	0
Stoney Creek City	6	0	0	0	0	0	0	0
Ancaster City	0	0	0	0	0	0	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	7	88	0	0	0	0	0	0
Glanbrook	0	84	0	0	0	0	0	0
City of Burlington	4	0	0	0	2	0	0	0
Grimsby	0	6	0	0	0	0	4	0
Brantford CMA	3	30	0	0	0	0	153	0
Brant County	3	25	0	0	0	0	0	0
Brantford City	0	5	0	0	0	0	153	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - November 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Hamilton CMA	838	729	36	0	303	524	164	39
City of Hamilton	604	515	36	0	213	82	12	2
Former Hamilton City	30	65	36	0	119	76	2	0
Stoney Creek City	267	42	0	0	55	0	10	0
Ancaster City	48	32	0	0	39	6	0	0
Dundas Town	0	0	0	0	0	0	0	0
Flamborough	105	112	0	0	0	0	0	2
Glanbrook	154	264	0	0	0	0	0	0
City of Burlington	78	77	0	0	90	442	115	37
Grimsby	156	137	0	0	0	0	37	0
Brantford CMA	71	91	3	5	0	0	211	0
Brant County	23	46	0	0	0	0	0	0
Brantford City	48	45	3	5	0	0	211	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market November 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014
Hamilton CMA	114	356	3	49	4	0	121	405
City of Hamilton	93	321	0	49	0	0	93	370
Former Hamilton City	11	76	0	0	0	0	11	76
Stoney Creek City	37	28	0	0	0	0	37	28
Ancaster City	5	51	0	0	0	0	5	51
Dundas Town	2	1	0	0	0	0	2	1
Flamborough	7	67	0	28	0	0	7	95
Glanbrook	31	98	0	21	0	0	31	119
City of Burlington	13	2	2	0	0	0	15	2
Grimsby	8	33	1	0	4	0	13	33
Brantford CMA	14	48	0	31	154	0	168	79
Brant County	9	19	0	31	0	0	9	50
Brantford City	5	29	0	0	154	0	159	29

Table 3.5: Completions by Submarket and by Intended Market January - November 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Hamilton CMA	1,776	1,505	516	811	202	39	2,494	2,355
City of Hamilton	1,413	1,251	361	217	50	2	1,824	1,470
Former Hamilton City	248	275	133	97	40	0	421	372
Stoney Creek City	534	194	122	8	10	0	666	202
Ancaster City	142	249	39	2	0	0	181	251
Dundas Town	5	5	0	0	0	0	5	5
Flamborough	195	127	3	40	0	2	198	169
Glanbrook	289	401	64	70	0	0	353	471
City of Burlington	146	93	130	504	115	37	391	634
Grimsby	217	161	25	90	37	0	279	251
Brantford CMA	305	297	36	71	215	6	556	374
Brant County	93	110	10	51	0	0	103	161
Brantford City	212	187	26	20	215	6	453	213

Source: CMHC (Starts and Completions Survey)

Table 4a: Absorbed Single-Detached Units by Price Range
November 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
City of Hamilton													
November 2015	3	4.0	7	9.3	15	20.0	22	29.3	28	37.3	75	490,000	560,830
November 2014	12	7.2	3	1.8	24	14.5	51	30.7	76	45.8	166	492,500	507,320
Year-to-date 2015	74	9.3	135	16.9	93	11.7	203	25.4	293	36.7	798	480,000	501,712
Year-to-date 2014	76	9.6	67	8.5	151	19.2	177	22.5	317	40.2	788	485,000	498,178
Former Hamilton City													
November 2015	0	0.0	0	0.0	4	44.4	4	44.4	1	11.1	9	-	498,225
November 2014	0	0.0	1	2.2	12	26.1	22	47.8	11	23.9	46	-	460,800
Year-to-date 2015	19	11.6	26	15.9	28	17.1	63	38.4	28	17.1	164	-	498,225
Year-to-date 2014	7	3.5	26	13.1	72	36.4	48	24.2	45	22.7	198	-	456,877
Stoney Creek City													
November 2015	2	5.6	4	11.1	4	11.1	10	27.8	16	44.4	36	-	491,462
November 2014	0	0.0	0	0.0	0	0.0	13	44.8	16	55.2	29	-	532,414
Year-to-date 2015	18	6.7	39	14.6	21	7.9	57	21.3	132	49.4	267	490,000	507,636
Year-to-date 2014	8	5.8	7	5.1	13	9.4	21	15.2	89	64.5	138	-	498,341
Ancaster City													
November 2015	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	-	-
November 2014	8	16.7	2	4.2	2	4.2	9	18.8	27	56.3	48	-	481,283
Year-to-date 2015	4	4.1	1	1.0	3	3.1	17	17.5	72	74.2	97	555,000	636,691
Year-to-date 2014	10	4.8	14	6.8	23	11.1	47	22.7	113	54.6	207	-	519,833
Dundas Town													
November 2015	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
November 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	-	-
Year-to-date 2014	0	0.0	0	0.0	1	20.0	0	0.0	4	80.0	5	-	-
Flamborough													
November 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
November 2014	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	-	-
Year-to-date 2015	14	15.4	33	36.3	3	3.3	24	26.4	17	18.7	91	-	352,007
Year-to-date 2014	3	7.0	2	4.7	0	0.0	8	18.6	30	69.8	43	-	496,693
Glanbrook													
November 2015	1	4.5	3	13.6	7	31.8	6	27.3	5	22.7	22	-	473,491
November 2014	4	11.1	0	0.0	10	27.8	7	19.4	15	41.7	36	-	450,232
Year-to-date 2015	19	10.9	36	20.7	38	21.8	40	23.0	41	23.6	174	-	454,518
Year-to-date 2014	48	24.4	18	9.1	42	21.3	53	26.9	36	18.3	197	-	414,684
City of Burlington													
November 2015	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	-	1,055,382
November 2014	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	105	100.0	105	640,000	1,217,128
Year-to-date 2014	1	1.4	1	1.4	0	0.0	0	0.0	68	97.1	70	717,500	1,472,395
Grimsby													
November 2015	0	0.0	2	22.2	0	0.0	2	22.2	5	55.6	9	-	532,344
November 2014	0	0.0	1	3.4	7	24.1	7	24.1	14	48.3	29	-	-
Year-to-date 2015	9	9.3	24	24.7	21	21.6	19	19.6	24	24.7	97	-	450,911
Year-to-date 2014	3	2.7	6	5.3	31	27.4	33	29.2	40	35.4	113	475,000	474,066

Source: CMHC (Market Absorption Survey)

Table 4a: Absorbed Single-Detached Units by Price Range November 2015													
Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Hamilton CMA													
November 2015	3	3.1	9	9.4	15	15.6	24	25.0	45	46.9	96	500,000	619,978
November 2014	12	6.1	4	2.0	31	15.7	58	29.4	92	46.7	197	495,000	506,326
Year-to-date 2015	83	8.3	159	15.9	114	11.4	222	22.2	422	42.2	1,000	490,000	569,672
Year-to-date 2014	80	8.2	74	7.6	182	18.7	210	21.6	425	43.8	971	485,000	551,052

Source: CMHC (Market Absorption Survey)

Table 4b: Absorbed Single-Detached Units by Price Range
November 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Brant County													
November 2015	1	16.7	2	33.3	0	0.0	0	0.0	3	50.0	6	--	--
November 2014	0	0.0	1	4.5	2	9.1	5	22.7	14	63.6	22	562,500	567,673
Year-to-date 2015	10	11.8	8	9.4	11	12.9	10	11.8	46	54.1	85	550,000	527,735
Year-to-date 2014	15	14.2	12	11.3	9	8.5	14	13.2	56	52.8	106	565,000	528,935
Brantford City													
November 2015	1	25.0	1	25.0	1	25.0	1	25.0	0	0.0	4	--	--
November 2014	28	90.3	2	6.5	1	3.2	0	0.0	0	0.0	31	295,000	305,496
Year-to-date 2015	50	27.2	44	23.9	32	17.4	37	20.1	21	11.4	184	400,000	401,636
Year-to-date 2014	83	52.9	67	42.7	4	2.5	1	0.6	2	1.3	157	315,000	330,419
Brantford CMA													
November 2015	2	20.0	3	30.0	1	10.0	1	10.0	3	30.0	10	387,500	443,712
November 2014	28	52.8	3	5.7	3	5.7	5	9.4	14	26.4	53	335,000	414,324
Year-to-date 2015	60	22.3	52	19.3	43	16.0	47	17.5	67	24.9	269	425,000	442,909
Year-to-date 2014	98	37.3	79	30.0	13	4.9	15	5.7	58	22.1	263	380,000	411,366

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units November 2015						
Submarket	Nov 2015	Nov 2014	% Change	YTD 2015	YTD 2014	% Change
Hamilton CMA	619,978	506,326	22.4	569,672	551,052	3.4
City of Hamilton	560,830	507,320	10.5	501,712	498,178	0.7
Former Hamilton City	498,225	460,800	8.1	498,225	456,877	9.1
Stoney Creek City	491,462	532,414	-7.7	507,636	498,341	1.9
Ancaster City	-	481,283	n/a	636,691	519,833	22.5
Dundas Town	-	-	n/a	-	-	n/a
Flamborough	-	-	n/a	352,007	496,693	-29.1
Glanbrook	473,491	450,232	5.2	454,518	414,684	9.6
City of Burlington	1,055,382	-	n/a	1,217,128	1,472,395	-17.3
Grimsby	532,344	-	n/a	450,911	474,066	-4.9
Brantford CMA	443,712	414,324	7.1	442,909	411,366	7.7
Brant County	477,688	567,673	-15.9	527,735	528,935	-0.2
Brantford City	392,748	305,496	28.6	401,636	330,419	21.6

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Hamilton November 2015

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	742	3.2	1,108	1,349	1,555	71.3	386,451	10.4	395,530
	February	922	1.1	1,071	1,306	1,506	71.1	398,239	6.1	392,760
	March	1,215	8.4	1,133	1,731	1,523	74.4	410,553	5.8	403,992
	April	1,427	-2.0	1,149	2,089	1,641	70.0	414,736	9.3	399,262
	May	1,605	4.2	1,230	2,309	1,730	71.1	406,007	-2.6	394,000
	June	1,525	16.1	1,230	2,077	1,698	72.4	409,195	4.8	401,202
	July	1,496	20.9	1,266	1,808	1,655	76.5	412,694	7.7	410,200
	August	1,164	1.1	1,224	1,447	1,628	75.2	397,938	5.8	404,566
	September	1,227	6.3	1,234	1,881	1,614	76.5	411,699	5.4	412,158
	October	1,208	4.4	1,210	1,669	1,682	71.9	420,565	9.4	421,127
	November	1,051	2.8	1,281	1,155	1,620	79.1	398,590	8.0	404,823
	December	742	7.7	1,189	604	1,575	75.5	387,922	4.6	414,972
2015	January	685	-7.7	1,104	1,328	1,565	70.5	417,700	8.1	427,753
	February	1,041	12.9	1,205	1,339	1,603	75.2	437,386	9.8	430,737
	March	1,342	10.5	1,221	2,009	1,709	71.4	443,706	8.1	433,079
	April	1,642	15.1	1,308	2,225	1,735	75.4	448,007	8.0	431,450
	May	1,752	9.2	1,372	2,433	1,799	76.3	447,019	10.1	434,382
	June	1,985	30.2	1,482	2,340	1,779	83.3	449,945	10.0	439,550
	July	1,564	4.5	1,344	1,835	1,758	76.5	434,730	5.3	434,554
	August	1,251	7.5	1,326	1,687	1,846	71.8	464,101	16.6	471,581
	September	1,319	7.5	1,348	1,949	1,705	79.1	449,233	9.1	447,978
	October	1,363	12.8	1,428	1,678	1,752	81.5	436,562	3.8	439,115
	November	1,211	15.2	1,383	1,239	1,727	80.1	431,566	8.3	444,259
	December									
	Q3 2014	3,887	9.7		5,136			407,961	6.4	
	Q3 2015	4,134	6.4		5,471			448,245	9.9	
	YTD 2014	13,582	6.3		18,821			407,373	5.9	
	YTD 2015	15,155	11.6		20,062			443,388	8.8	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Brantford November 2015										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	97	-17.8	145	193	221	65.6	245,837	-10.4	245,837
	February	110	-30.4	125	166	206	60.7	254,870	5.3	254,870
	March	161	-6.9	151	249	235	64.3	275,975	7.1	275,975
	April	168	-21.1	156	297	245	63.7	277,189	2.4	277,189
	May	218	-7.6	178	323	254	70.1	276,995	5.3	276,995
	June	244	-0.4	196	278	246	79.7	254,012	-3.0	254,012
	July	247	35.0	217	318	264	82.2	286,415	14.3	286,415
	August	193	12.2	192	261	275	69.8	264,296	-4.5	264,296
	September	190	9.8	179	270	233	76.8	262,552	1.3	262,552
	October	178	3.5	178	237	240	74.2	299,147	9.7	299,147
	November	162	6.6	188	182	239	78.7	267,339	-1.8	267,339
	December	107	8.1	170	90	206	82.5	265,594	-9.2	265,594
2015	January	113	16.5	177	186	222	79.7	263,357	7.1	263,357
	February	151	37.3	170	191	248	68.5	285,191	11.9	285,191
	March	200	24.2	185	342	305	60.7	266,681	-3.4	266,681
	April	272	61.9	244	304	245	99.6	301,925	8.9	301,925
	May	232	6.4	195	294	235	83.0	303,422	9.5	303,422
	June	249	2.0	194	308	245	79.2	312,515	23.0	312,515
	July	244	-1.2	206	306	261	78.9	295,585	3.2	295,585
	August	225	16.6	218	274	270	80.7	299,185	13.2	299,185
	September	186	-2.1	185	271	243	76.1	280,629	6.9	280,629
	October	201	12.9	206	221	243	84.8	292,202	-2.3	292,202
	November	186	14.8	195	225	271	72.0	307,355	15.0	307,355
	December									
	Q3 2014	630	19.3		849			272,442	4.0	
	Q3 2015	655	4.0		851			292,575	7.4	
	YTD 2014	1,968	-1.4		2,774			271,058	2.9	
	YTD 2015	2,259	14.8		2,922			293,949	8.4	

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[1]Source: CREA

[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators
November 2015

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Hamilton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	109.6	123.3	374.7	6.1	63.1	904
	February	595	3.14	5.24	110.0	124.6	378.9	6.0	63.6	896
	March	581	3.14	4.99	110.1	125.1	381.5	5.8	63.9	910
	April	570	3.14	4.79	110.3	125.9	382.9	6.1	64.3	920
	May	570	3.14	4.79	110.6	126.5	381.3	6.3	64.1	935
	June	570	3.14	4.79	111.3	126.9	381.8	6.5	64.3	942
	July	570	3.14	4.79	111.5	126.5	383.8	6.4	64.4	950
	August	570	3.14	4.79	111.8	126.5	385.8	6.1	64.6	949
	September	570	3.14	4.79	112.0	126.7	386.0	5.9	64.3	948
	October	570	3.14	4.79	112.4	126.8	385.2	5.4	63.9	930
	November	570	3.14	4.79	112.9	126.3	383.8	5.3	63.5	919
	December	570	3.14	4.79	113.4	125.4	380.4	5.4	63.0	911
2015	January	570	3.14	4.79	113.5	125.3	379	5.7	62.9	914
	February	567	2.89	4.74	113.4	126.2	377.1	5.6	62.5	917
	March	567	2.89	4.74	113.6	127.1	377.7	5.6	62.5	919
	April	561	2.89	4.64	113.6	126.9	379.8	5.2	62.6	923
	May	561	2.89	4.64	114.0	127.7	384.7	5.1	63.2	928
	June	561	2.89	4.64	114.4	128.2	387.4	5.2	63.7	928
	July	561	2.89	4.64	115.1	128.4	392.1	5.3	64.5	941
	August	561	2.89	4.64	116.0	128.0	392.9	5.2	64.4	945
	September	561	2.89	4.64	116.1	127.8	392.1	5.3	64.3	956
	October	561	2.89	4.64	116.5	127.9	386.6	5.5	63.5	947
	November	561	3.14	4.64		127.9	386.9	6.0	63.8	951
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators
November 2015

		Interest Rates			NHPI, Total, Hamilton CMA 2007=100	CPI, 2002 =100 (Ontario)	Brantford Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	117.5	123.3	67.7	5.8	65.0	829
	February	595	3.14	5.24	117.9	124.6	67.2	7.1	65.3	835
	March	581	3.14	4.99	117.9	125.1	68.0	7.5	66.3	830
	April	570	3.14	4.79	118.4	125.9	68.6	7.3	66.8	831
	May	570	3.14	4.79	118.4	126.5	69.3	7.1	67.3	836
	June	570	3.14	4.79	118.8	126.9	69.0	6.5	66.5	851
	July	570	3.14	4.79	118.7	126.5	68.8	6.3	66.1	856
	August	570	3.14	4.79	119.1	126.5	68.2	6.2	65.4	872
	September	570	3.14	4.79	119.3	126.7	67.7	6.9	65.5	888
	October	570	3.14	4.79	119.4	126.8	67.8	6.9	65.4	898
	November	570	3.14	4.79	119.6	126.3	68.7	6.5	66.0	887
	December	570	3.14	4.79	119.8	125.4	69.6	6.2	66.7	876
2015	January	570	3.14	4.79	119.7	125.3	71	6.0	67.5	858
	February	567	2.89	4.74	120.1	126.2	72.7	5.5	69.0	856
	March	567	2.89	4.74	120.3	127.1	74.1	5.4	70.2	854
	April	561	2.89	4.64	120.6	126.9	73.3	5.2	69.3	861
	May	561	2.89	4.64	121.0	127.7	70.5	5.7	67.0	863
	June	561	2.89	4.64	121.5	128.2	68.1	6.1	65.0	863
	July	561	2.89	4.64	121.9	128.4	67.4	7.0	64.8	866
	August	561	2.89	4.64	122.5	128.0	67.7	7.0	65.1	858
	September	561	2.89	4.64	122.7	127.8	67.7	6.4	64.6	867
	October	561	2.89	4.64	123.1	127.9	67.9	5.3	64.0	867
	November	561	3.14	4.64		127.9	67.2	5.4	63.3	876
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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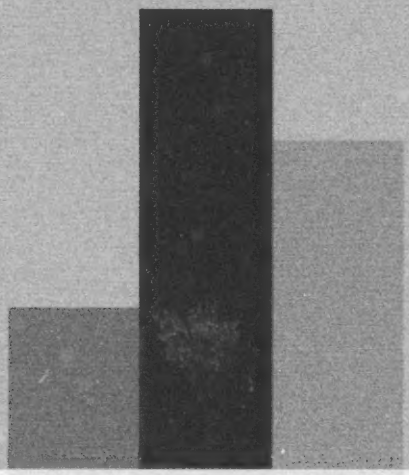

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